



Twenty20

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PROJECT FEATURES



271,106 square foot, twelve-story, Class A office building in the Irvine Concourse



The site offers easy access to Orange County's business and residential areas and is within minutes of Fashion Island, South Coast Plaza and University of California, Irvine



Surrounded by beautifully landscaped common areas, palm tree lined entryways and water features



On-site property management and engineering personnel



Collaborative exterior people space with complimentary Wi-Fi



USGBC LEED Gold Certified, BOMA 360 and Energy Star Certified



Conveniently located along the San Diego (I-405) Freeway near John Wayne Airport



Awarded a Fitwel 1 Star Rating due to design and operations that support the physical, mental and social health of tenants
[>>For more information<<](#)





**VIEW THE
TWENTY20 MAIN
EXPERIENCE**



Tenants of the building can take advantage of the free Fitness Center and amenity space Monday through Friday 6:00 am - 8:00 pm.

- Executive conference center and boardroom located on the 2nd Floor featuring a kitchen and serving area
- State-of-the-art Technogym equipment including a **Peloton bikes and treadmills** and three elliptical machines all with touchscreen TV's, internet connectivity, basic cable TV and iPod/iPhone capabilities
- Plurima multi-station leg press/calf machine and Plurima multi-station tower which includes the core/leg extension/curl; press & overhead press; and high & low pull
- A 60" flat screen TV
- Water and towel service, and personal code lockers
- Private shower rooms with shampoo, conditioner, and body wash
- Lunch from a different restaurant Monday - Friday provided by "Fooda"



SAFETY & WELLNESS BENEFITS

- Highest standards in HVAC filtration, cleaning and sanitation services are implemented throughout the project to maintain the latest government recommended guidelines
- Automatic lobby entry doors provide for "touch-less" entry into the building
- Large outdoor areas provide a fresh-air option to work and hold meetings
- Onsite security to assist with elevator use during peak business hours



IRVINE CONCOURSE





The master-planned Irvine Concourse development is the most amenity rich environment in the area, creating an excellent environment for companies and their employees. It currently includes nine office buildings, two hotels, the 130,000 square foot Equinox sports club, and several restaurants and services including the lively destination, **Eighteen Main:**

- Equinox Sports Club Irvine
- Sol Mexican Cocina
- KIT Coffee
- The Trough
- Izakaya Osen
- The Goldfinch
- Maldon's B
- Monaco
- Haven Point Provisions
- MJ's Cafe
- The Copper Chef Kitchen & Bar
- Weekly Farmer's Market
- Wells Fargo ATM & Sunwest Bank ATM
- Equinox Sports Club
- Auto Detailer

AMENITIES



Twenty **20**

TRAVEL
SR 55
SR 261
SR 405

SR 55
 SUNFLOWER AVE
 RED HILL AVE
 MAIN ST
 MACARTHUR BLVD
 DU PONT DR
 MICHELSON DR
 PARK PLACE

SR 261
 BARRANCA PKWY
 HARBOR AVE

SR 405
 ALTON PKWY
 VON KARMAN PKWY
 DIAMOND JAMBOREE RD
 MAIN ST
 HARVARD AVE

THE SQUARE
 McDonald's
 Agora Churrascaria
 Makino Sushi & Seafood Buffet
 Chevron
 Gulliver's Prime Rib
 IHOP

THE DISTRICT
 VON KARMAN PLAZA
 THE DISTRICT
 UNION MARKET AT THE DISTRICT
 DIAMOND JAMBOREE
 HARVARD PLACE SHOPPING CENTER

THE DISTRICT (PARTIAL LIST)
 Petsmart
 Mendocino Farms
 Massage Envy
 Target
 Lowe's
 Costco
 Michael's
 T.J. Maxx / Home Goods
 Whole Foods
 Chick-Fil-A
 In-N-Out
 AMC Tustin 14
 Bowlmore Lanes
 Five Guys Burgers
 Lucille's Smokehouse BBQ
 Prego Ristorante
 JT Schmid's Restaurant
 Pei Wei Asian Diner
 RA Sushi
 Wells Fargo
 The Winery Restaurant

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TRADE FOOD HALL

- Butterleaf
- Center Hub
- Dos Chinos
- Gyro King
- HiroNori Craft Ramen
- Krisp Fresh Living
- Megadon
- Pig Pen Delicacy
- Portside
- Sweet Comforts
- Two Birds
- Ootoro Sushi

THE SQUARE

- 7-Eleven
- Carl's Jr.
- CROUTONS
- The Flame Broiler
- Flippin' Pizza
- Jersey Mike's Subs
- Mediterrania Grill
- Nektar Juice Bar
- Poke Dot
- Starbucks
- Tokio Grill

VON KARMAN PLAZA

- Panda Express
- The Habit Burger Grill
- Taco Bell
- Walmart
- JOANN Fabrics
- Jersey Mike's Subs
- Chase Bank
- Pasta Fresh
- Apola Gyro Grill
- Mag's Donut & Bagel
- Starbucks

PARK PLACE

- North Italia
- Houston's Restaurant
- Ruth's Chris Steak House
- Panini Cafe
- Market Cafe
- LA Fitness
- Lemonade
- Which Wich?
- AC Hotel by Marriott
- Puesto
- Fatty Tuna

HARVARD PLACE

- The Coffee Bean & Tea Leaf
- Jamba Juice
- CVS
- Rubio's Coastal Grill
- Einstein Bros. Bagels
- Corner Bakery Cafe
- Chase Bank
- Pick Up Stix
- Shell Gas Station
- Del Taco
- Jiffy Lube Oil
- Union Bank

DIAMOND JAMBOREE

- Tokyo Table
- Capital Seafood Restaurant
- Meet Fresh
- Chef Hung Taiwanese Beef Noodle
- 85C Bakery Cafe
- Kura Revolving Sushi
- Ajisen Ramen
- Paper Lantern Dumpling House
- The Kickin' Crab
- Urban Seoul Restaurant
- Kona Loa Coffee
- BCD Tofu House
- Plush

AVAILABILITIES			
SUITE	SIZE (RSF)	Available	DESCRIPTION
200	14,166	Immediate	Double door reception area with high-end finishes, 22 window offices, 2 interior offices, large conference room, small conference room, large break room , small break room, copy storage areas, server room, and open workspace.
250	1,458	Immediate	Three offices, designated reception area, kitchen, and IT/Storage room
270	2,153	Immediate	Corner glass line with private office, conference room or executive office, and open workspace.
200/270	16,319	Immediate	Contiguous large block space.
320	1,824	Immediate	Dedicated reception area, large conference room, kitchen/break room and open area for workstations.
340	3,385	Immediate	Double door entrance featuring reception, 4 private offices, large conference / dedicated training area, break / work room, and large open work area.
360	2,779	Immediate	Dedicated reception, 4 private offices, large conference, breakroom, IT closet.
650	3,380	Immediate	Corner space with ample window line, 2 private window offices, kitchen, storage/work room and large open work area.
660	2,178	Immediate	3 perimeter offices, conference room and open area.
675	2,147	Immediate	Double door entry, enclosed reception and open workspace.
650/660/675	7,705	Immediate	Contiguous space.
800	10,272	Immediate	Double door entry off elevator lobby featuring dedicated reception, multiple large conference rooms, private office, break room, work/copy room, file room, IT closet and open area.
1,120	3,147	Immediate	Conference room, 2 window offices, 3 small satellite work rooms, work room, kitchen and large open work area.



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